



TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)
BUSINESS GROUP
400 S. Eagle Street
Naperville, IL 60540
www.naperville.il.us

PETITION FOR DEVELOPMENT APPROVAL



Naperville

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): New Transportation Facility - Naperville CUSD 203

ADDRESS OF SUBJECT PROPERTY: 605 W 5th Avenue

PARCEL IDENTIFICATION NUMBER (P.I.N.) 0713110004

I. PETITIONER: Naperville Community Unit School District 203

PETITIONER'S ADDRESS: 203 W. Hillside Road

CITY: Naperville STATE: IL ZIP CODE: 60540

II. OWNER(S): Naperville Community Unit School District 203

OWNER'S ADDRESS: 203 W. Hillside Road

CITY: Naperville STATE: IL ZIP CODE: 60540

III. PRIMARY CONTACT (review comments sent to this contact): Melanie Brown

RELATIONSHIP TO PETITIONER: self

IV. OTHER STAFF

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT AND PROPERTY

(check applicable and provide responses to corresponding exhibits on separate sheet)

PZC&CC Processes	☐ Annexation ☐ Rezoning ☐ Conditional Use ☐ Major Change to Conditional Use ☐ Planned Unit Development (PUD) ☐ Major Change to PUD ☐ Preliminary PUD Plat ☐ Preliminary/Final PUD Plat ☐ PUD Deviation ☒ Zoning Variance ☐ Sign Variance ☐ Subdivision Variance to Section 7-4-4
CC Only Process	☐ Minor Change to Conditional Use ☒ Minor Change to PUD ☐ Deviation to Platted Setback ☐ Amendment to an Existing Annexation Agreement ☐ Preliminary Subdivision Plat (creating new buildable lots) ☐ Final Subdivision Plat (creating new buildable lots) ☐ Preliminary/Final Subdivision Plat (creating new buildable lots) ☐ Final PUD Plat ☐ Subdivision Deviation ☐ Plat of Right-of-Way Vacation
Administrative Review Administrative Review	☐ Engineering Plan Review ☐ Administrative Subdivision Plat (no new buildable lots are being created) ☐ Administrative Adjustment to Conditional Use ☐ Administrative Adjustment to PUD ☐ Plat of Easement Dedication/Vacation ☐ Landscape Variance
Other	☐ Please specify:

ACREAGE OF PROPERTY: 3.90 ZONING OF PROPERTY: R3 PUD

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

See following page for description.

Naperville CUSD 203 wishes to demolish the existing transportation building on 5th Avenue and construct a new transportation building and a new transportation garage. Total building area will be approximately 12,400 sf. In addition, the project will include parking for approximately 146 drivers and staff, visitors and handicapped parking. The project is expected to include underground storm water detention. At the adjacent existing bus parking lot, the existing bus garage will be demolished and the bus parking lot will be reconfigured to accommodate the entire fleet of buses.

To accomplish the above, Naperville CUSD203 seeks approval of the following:

- (1) revocation of the M.O.V.-Ross Joint Venture PUD as it relates to the subject property. The property will then revert to R3 zoning.;
- (2) a variance to Section 5-10-3:4.3.2 and Section 5-10-3:5.2.4 to eliminate the requirement for a continuous fence and landscape buffer measuring 6 ft. tall along the north property line; and
- (3) a variance to Section 6-6E-7 to eliminate the required 15 ft. interior side yard along the east property line.

Because this proposed development is occurring on District owned property, permitting will be through the Regional Office of Education. The District acknowledges that there will be requirements related to public utilities and zoning through the City of Naperville.

VI. REQUIRED DISCLOSURE:

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.

Naperville CUSD203 seeks approval of the following:

- (1) revocation of the M.O.V.-Ross Joint Venture PUD as it relates to the subject property. The property will then revert to R3 zoning.;
- (2) a variance to Section 5-10-3:4.3.2 and Section 5-10-3:5.2.4 to eliminate the requirement for a continuous fence and landscape buffer measuring 6 ft. tall along the north property line; and
- (3) a variance to Section 6-6E-7 to eliminate the required 15 ft. interior side yard along the east property line.

VII. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

Required Park Donation will be met by:

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

VIII. PETITIONER'S SIGNATURE

I, Melanie Brown (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Melanie Brown
(Signature of Petitioner or authorized agent)

1/15/26
(Date)

SUBSCRIBED AND SWORN TO before me this 15 day of January, 2026

Susan S Patton
(Notary Public and Seal)



IX. OWNER'S AUTHORIZATION LETTER¹

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

Melanie Brown

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

1/15/26

(Date)

(Date)

Melanie Brown, Director of Btg

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 15 day of January, 2026

Susan Patton

(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.